



Barrio Historico Historic Zone Advisory Board  
Monday, May 11, 2020 at 4:00PM  
Virtual Meeting

## **Meeting Minutes/Legal Action Report**

### **1. Call to Order/Roll Call**

Members present: Karen Costello (Chair), Paolo DeLorenzo (arrived at 4:08 PM), Joseph Patterson, David Thompson, Mary Lou Heuett, Craig Carter, Paul Hobart, and Philipp Neher. A quorum was established and the meeting was called to order at 4:02PM.

### **2. Approval of Minutes: February 10, 2020**

Motion was made by Costello to approve the minutes of January 13, 2020 duly seconded by Heuett and was passed by a voice vote of 6-0-1 (Hobart abstained and DeLorenzo was not yet present).

### **3. Call to the Audience**

None.

### **4. Reviews**

#### **a. H HPZ 20-013, 431 W. Rosales Street (continued item)**

Construct a new single story, single family residence.  
Full Review/Vacant Lot

Soledad Ybave, the property owner, presented the project. She reviewed the changes that were requested by board members at the previous meeting which included the use of block construction rather than frame and stucco, removal of the south elevation French doors, placement of the HVAC within the courtyard and removal from the roof of the carport, and the removal of the adobe veneer.

Board members were supportive of the changes and felt that their concerns had been addressed. There were some questions about the placement of the HVAC and how it would impact the occupant's quality of life. It was determined by the applicant that placement in the courtyard was the best location.

A motion was made by Neher to approve the plans as presented and seconded by Heuett. The motion was amended to include that the construction is block rather than frame. The amendment was agreed to by both Neher and Heuett. The motion was amended a third time to accept the setbacks as presented. The amendment was agreed to by both Neher and Heuett. The motion passed with a vote of 8-0.

**b. HPZ 20-016, 541 S. Main Avenue (zoning violation)**

Alterations to approved plans.

Full Review/Contributing Property

The property owner, Caelin Norgord, presented the plans. He discussed the changes that had been made to previously approved plans. Changes included the relocation of select windows, the elimination of the bathroom window, the additional height added to the parapet above the garage and the modification to the type of window installed.

The board members had several concerns about the changes in materials. The installed windows are aluminum clad rather than wood similar to the garage door. There were also concerns about the location of the HVAC unit on the roof and its visibility from the street.

There was also concerns that the height of the gable roof on the historic portion of the house was 1'6" higher than it was originally. Other board members questioned how it was determined that the roof had been raised. The person who raised the issue indicated that their measurements were based on photos and determining the length from the door header. The applicant indicated that the gable roof had not been raised and was supported by posts and beams on the interior as the adobe walls could not support the roof structure.

After some discussion, it was determined that the board members vote on the separate issues to understand their level of concern. Based on the multiple votes:

- North elevation window: 8-0 in support of the proposed windows
- East elevation, two windows reduced in size: 3-4-1 with three people in support of the change, four people against the change and one person abstaining
- East elevation, the addition of 1 double hung window: 7-1 with 7 in support of the proposed window and 1 against the addition
- South elevation removal of 1 window: 8-0 in support of the removal
- Maintaining the windows as wood rather than aluminum clad: 6-2 with 6 people supporting wood windows
- Maintaining the garage door as wood: 3-5 with 5 people supporting the proposed metal garage door
- Roof mounted HVAC unit being maintained on the roof: 0-8 in support of removing the HVAC from the roof
- Additional height on the garage parapet: 2-6 with 6 in favor of the proposed height

The board decided to not pursue the issue of the gable roof height. It was determined that there was no real evidence to show that the height had been increased.

Based on the vote tallies, a motion was made by Neher and seconded by DeLorenzo to approve the north elevation window, the addition of a double window on the east elevation, the removal of 1 window on the south elevation, the approved metal garage door, and the additional parapet height on the garage. The motion did not approve reduction in size of the two windows on the

east elevation, the change from wood windows to aluminum clad windows, or the addition of the roof mounted HVAC. The motion was approved 8-0.

**c. 633 S. Meyer Avenue**

Construct a rear detached single-family dwelling.  
Courtesy Review/Contributing Resource

The applicant provided information on the proposed design. The proposed two-story building would be located at the rear of the existing lot with a height less than 21'. The square footage would be 1,500 to 1,770. A wall would be added to the front yard to create a courtyard. The roof would have a parapet with a metal roof for water harvesting. The exterior would be lime plaster and masonry.

Board members had concerns about the existing buildings being used as a reference for the proposed height. The applicant was using the church building (which is currently residential) to the south as a reference for its height. A board member stated that they could not use church as it was not originally residential. Staff clarified that the code does not distinguish between use of the buildings in the Development Zone.

There were additional concerns that the proposed building was not in keeping with the historic building on site. There were also questions about the proposed exterior materials that were not provided. The board recommended that they speak to the City to address their zoning issues and return for an additional courtesy review.

**5. BHHZAB Design Guidelines**

**a. Update on the design guidelines procedure**

Chair Costello stated that she would send out a draft of the design guidelines so that it could be reviewed prior to the next meeting.

**6. Staff Updates—Information Only**

Staff explained that for the time being all future meetings would be virtual. Staff also introduced the newest board member David Thompson.

**7. Future Agenda Items**

None.

**8. Adjournment**

The meeting was adjourned at 6.34PM.